

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-12-2009 – Willow Wood Shopping Center Amended

SYNOPSIS:

Applicant: Woodbury Corporation
Proposal: Final Plat Approval
Location: 3450 West 3500 South
Zoning: C-2

BACKGROUND:

Justin Thomas, representing Woodbury Corporation, is requesting an amendment to lots 2, 6, and 8 of the Willow Wood Shopping Center Subdivision. The amended plat will also create an additional lot (lot 9) as part of this application.

The amended subdivision plat will adjust various property lines within the plat and will add a new lot to the subdivision. More specifically, property lines for lots 2, 6 and 8 will be modified to correct inaccuracies resulting from recorded deeds. The plat will also create lot 9 which is presently the flower patch. This property was part of the original shopping center property, but was not platted as a formal lot.

The second reason for the amendment is that the property owner would like to accurately reflect the right-of-way dedication along 3500 South. UDOT recently completed their 3500 South project, and right-of-way acquisition affected each of these lots. The new plat will reflect the new descriptions for each lot in question.

The last reason for the plat amendment is that the applicant is in the process of revising the Declaration of Restrictions and Grant of Easements within the shopping center. They would like the new legal descriptions and right-of-way dedication to be part of the revised declaration.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager